168.0	0005	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	884,300	/	884,300
USE VALUE:	884,300	/	884,300
ASSESSED:	884,300	/	884,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHARMA SHILPA & VARUN
Owner 2:	
Owner 3:	
Street 1:	81 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	O`CONNELL MARIE L -
Owner 2:	-
Street 1:	81 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1953, having primarily Clapboard Exterior and 2394 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	464,300		420,000	884,300
Total Card	0.138	464,300		420,000	884,300
Total Parcel	0.138	464,300		420,000	884,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.46 | /Parcel: 369.46

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
111328			10/01/18

Entered Lot Size
Total Land:
Land Unit Type:

!13003!

PREVIOUS ASSESSMENT

Parcel ID 168.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	464,300	0	6,000.	420,000	884,300		Year end	12/23/2021
2021	101	FV	450,500	0	6,000.	420,000	870,500		Year End Roll	12/10/2020
2020	101	FV	450,500	0	6,000.	420,000	870,500	870,500	Year End Roll	12/18/2019
2019	101	FV	323,800	0	6,000.	420,000	743,800	743,800	Year End Roll	1/3/2019
2018	101	FV	322,200	0	6,000.	354,000	676,200	676,200	Year End Roll	12/20/2017
2017	101	FV	322,200	0	6,000.	324,000	646,200	646,200	Year End Roll	1/3/2017
2016	101	FV	322,200	0	6,000.	276,000	598,200	598,200	Year End	1/4/2016
2015	101	FV	308,800	0	6,000.	240,000	548,800	548,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:58:01

LAST REV

Date	Time
02/06/19	14:42:20

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13003

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`CONNELL MARIE	72098-75	1	1/7/2019		955,000	No	No		
O`CONNELL JAMES	23405-229		7/9/1993		1	No	No		A

USER DEFINED

Prior Id # 1:	111328
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2012	1643	Re-Roof	7,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	MM	Mary M
2/19/2009	Meas. Denied	372	PATRIOT
2/19/2009	Entry Denied	372	PATRIOT
12/17/1999	Mailer Sent		
12/7/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	05 - Garrison
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.13521254
Const Adj.:	0.99989998
Adj $ / SQ:	158.914
Other Features:	83750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	570345
Depreciation:	106084
Depreciated Total:	464261

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

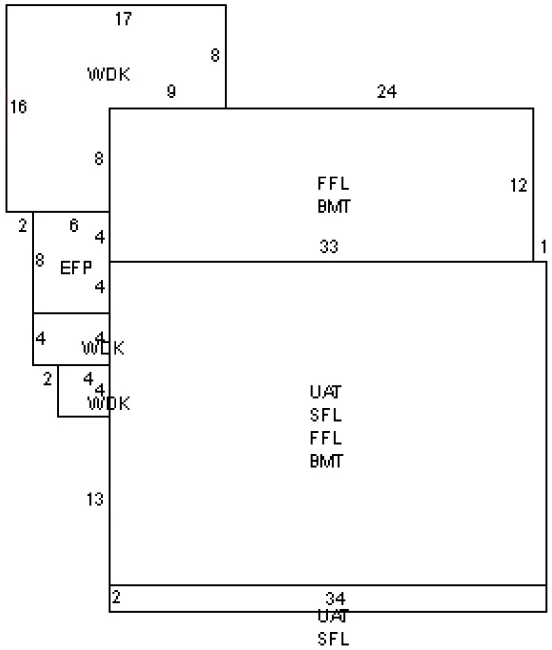
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	174.81
Special Features:	0	Val/Su Net:	118.20
Final Total:	464300	Val/Su SzAd	214.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,246	47.670	59,402
FFL	First Floor	1,246	158.910	198,007
SFL	Second Floor	918	158.910	145,883
WDK	Deck	240	10.170	2,440
UAT	Upper Attic	230	111.240	25,530
EFP	Enclos Porch	48	72.590	3,484

Net Sketched Area:	3,928			Total:	434,746
Size Ad	2164	Gross Area	4616	FinArea	2394

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 168.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: